

PROPERTY OWNERS' ASSOCIATION 5<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**WOLF CREEK ESTATES HOMEOWNERS' ASSOCIATION, INC.**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

*Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"*

State of Texas           §

County of Dallas       §

1.     Name of Subdivision:           Wolf Creek Estates
2.     Subdivision Location:         Desoto, Texas
3.     Name of Homeowners Association:   Wolf Creek Estates Homeowners' Association, Inc.
4.     Recording Data for Association: Plats filed with the county:  
  Volume 70036, pg. 975 of Map Records  
  Volume 700, pg. 57 of Deeds Records  
  Volume 72156, pg. 1366 Maps
5.     Recording Data for Declaration: Declaration is recorded at the county under Doc# 1949795
6.     Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners association:

The below are filed under Document No. 201300341280:

Bylaws adopted on 3/20/2003

First Amendment to the Bylaws Executed on 7/1/2009

Articles of Incorporation filed with the Secretary of State of Texas on 3/20/2003

Action of the Board of Directors in Lieu of Organizational Meeting of 4/30/2003

Certificate of Recording POA Documents filed 11/1/2012

Fining Policy Effective 6/1/2013

Collection Policy Effective 1/1/2013

Resolutions signed 10/2/2013

Collection Policy

Violation Policy

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

Email Registration Policy

Membership Voting Policy  
Guidelines for Drought Resistant Landscaping and Natural Turf  
Conflict of Interest Policy  
Guidelines for Flag Display  
Religious Items Display Guidelines  
Solar Energy Device Guidelines  
Roofing Material Guidelines  
Rainwater Collection Guidelines  
Application of Payments Policy  
Guidelines for Land Use of Adjacent Lots

Update Mailing Address and Contact Information if filed under Document No. 201800253116

Wolf Creek Estates Homeowners' Association, Inc. Billing Policy and Payment Plan Guidelines  
are filed under Document No. 201800278778

Update Mailing Address and Contact Information as filed under Document No. 202000018139

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management  
17319 San Pedro Ave, #318  
San Antonio, TX 78232  
contact@spectrumam.com  
210-494-0659  
[www.spectrumam.com/homeowners](http://www.spectrumam.com/homeowners)

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
  - Rush for Resale Package:
    - 1 business day = \$120.00 / 3 business days = \$95.00
  - Add a Rush to an existing order = \$75.00 + Cost of a Rush
  - Update for Resale Package:
    - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
  - Rush for Statement of Account only:
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account only:
    - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

**Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.**

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 27 day of October, 2021.

Wolf Creek Estates Homeowners' Association, Inc.

By: [Signature]  
Shelby Schilleci (of Spectrum Association Management), Managing Agent

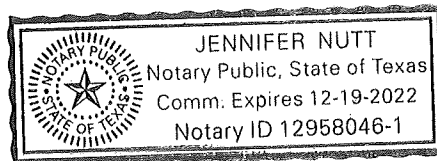
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 27  
October, 2021 by Shelby Schilleci, representative of Spectrum Association  
Management, the Managing Agent of Wolf Creek Estates Homeowners' Association, Inc., on behalf of  
said association.

[Signature]  
Notary Public, State of Texas

After Recording, Return To:  
Spectrum Association Management  
Attn: Transitions  
17319 San Pedro Ave., Ste. #318  
San Antonio, TX 78232



**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202100330824

eRecording - Real Property

**Recorded On:** November 03, 2021 11:43 AM

**Number of Pages:** 4

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**" Examined and Charged as Follows: "**

**Total Recording:** \$34.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

**Document Number:** 202100330824  
**Receipt Number:** 20211103000067  
**Recorded Date/Time:** November 03, 2021 11:43 AM  
**User:** Natasha R  
**Station:** CC14

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF DALLAS**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX

A handwritten signature of John F. Warren.